

# STONE & WEBSTER ENVIRONMENTAL TECHNOLOGY & SERVICES



a division of  
STONE & WEBSTER ENGINEERING CORPORATION

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Ms. Sharon Hayes  
Work Assignment Manager  
U.S. EPA Region I  
Superfund Support Section (HSSCAN7)  
John F. Kennedy Federal Building  
Boston, Massachusetts 02203-2211

July 21, 1995  
J.O. No. 05000.0511  
TDD #: 9409-111-CSX  
CERCLIS #: NHD 048722466  
Letter No. COE-0511-0142  
Delivery Order No.: 05  
Contract No.: DACW33-94-007

**Subject: Trip Report for Quinn, K.J. & Co., Inc., 135 Folly Mill Road,  
Seabrook, New Hampshire**



SDMS DocID

538427

Dear Sharon:

Attached please find a copy of the Trip Report as partial fulfillment of this delivery order. If you have any comments or questions regarding this submittal, please contact me at (617) 589-5383.

Very Truly Yours,

*Larry S. Cohen*  
Larry S. Cohen  
Project Manager

cc:

Don Smith (EPA Site Assessment Manager)  
Charlie Berube, NHDES, Concord, NH  
Dan Stenstream, ACOE Manager  
William Allen, S&W Site Manager, 617-589-1345

Superfund Records Center

SITE: K.J. Quinn

BREAK: 1/15

OTHER: \_\_\_\_\_



**EPA REGION 1 SUPERFUND PROGRAM  
TRIP REPORT/CHECKLIST**

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**Inspection Information**

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**Site Name:** Quinn, K.J. & Co. Inc.  
**Address:** 135 Folly Mill Road  
**Town:** Seabrook **State:** New Hampshire  
**CERCLIS #:** NHD 048722466 **TDD #:** 9409-111-CSX  
**Date of Inspection:** May 8, 1995 **Time of Inspection:** 10 - 1 PM  
**Weather Conditions:** sun, clear  
**Site Status at Time of Inspection:** (X) ACTIVE ( ) INACTIVE  
 ( ) ABANDONED

**Comments:**

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**Personnel Performing Inspection**

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<u>Names</u>	<u>Program</u>
( ) EPA :	
(X) EPA	
<b>Contractor:</b> Stone & Webster Environmental Technologies & Services	
( ) State :	
( ) Other :	

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**Site Ownership-Current Owner**

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**Name:** K.J. Quinn & Co., Inc. **Phone:** (603) 474-7177  
**Address:** 135 Folly Mill Road, Seabrook, NH

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**Site Visit: Brief Chronology**

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Stone & Webster Environmental Technology & Services (S&W) conducted a site reconnaissance of K.J. Quinn & Co., Inc. (K.J. Quinn) located at 135 Folly Mill Road in Seabrook, New Hampshire, in order to meet with a representative of the firm and to document current site conditions. The Stone & Webster field team consisted of William Allen and Gregory Sauter. During the site visit they met with Bryant Winterholer CSP, Director of Safety and Environmental Affairs for K.J. Quinn. Mr. Winterholer supplied the Stone and Webster field team with drawings of the site, the renewal application for NPDES permit No. NH0001091, and a report of a NPDES compliance inspection. A site sketch is attached as Figure 1.

Personnel from the New Hampshire Department of Environmental Services performed a Preliminary Assessment of this property in 1980, and a Screening Site Inspection was completed by the TRC

Companies in 1991. In addition, a Preliminary Assessment of The Salisbury Water Supply Company's wells 1, 5, and 6 ( which are within 1200 feet of the site) was performed by the Massachusetts Department of Environmental Quality Engineering in 1989.

Following the meeting the Stone & Webster team conducted a site walk accompanied by Mr. Winterholer. During the site walk the Stone & Webster team located the former site of the remediation unit and 6 of the monitoring wells that were installed on the site between 1980 and 1983.

The site reconnaissance team also viewed the interior of the plant. The reactor and distillation vessels, the raw materials storage area, and the hazardous materials storage area were observed. The plant produces urethane coatings and adhesives.

## TRIP REPORT/CHECKLIST

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### Site Characteristics

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\*\*\*\*\* See attached site sketch\*\*\*\*\*

(Site characteristics' locations are to be shown on attached site sketch)

### Quantities/Extent/Details

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- ☐ Cylinders:
- ☐ Drums:
- ☐ Lagoons:
- ☒ Tanks:    ☒ Above ground: storage tanks for solvents used in urethane production
- ☐ Below ground:
- ☐ Asbestos:
- ☐ Piles:
- ☐ Stained Soil:
- ☐ Sheens:
- ☐ Stressed Vegetation:
- ☐ Landfill: ☐ Leachate seeps
- ☐ Population in Vicinity: estimate # in 1/4 mile radius
- ☒ Distance to nearest residence: 200 feet to the east of the site
- ☐ Land use: ☒ Industrial ☐ Commercial ☐ Residential
- ☐ Rural        ☐ Agricultural
- ☐ Wells:        ☐ Drinking:
- ☒ Monitoring:
- ☐ Other:

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### On site/Off site Receptors

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### Comments/Details

- ☐ Drinking    ☐ Private:
- Water        ☒ Municipal: See Note 1
- ☒ Ground Water:
- ☐ Unrestricted Access:
- ☐ Population in Proximity:
- ☒ Sensitive Ecosystem: The estuary and wetlands surrounding Hampton Harbor
- ☐ Other:

#### Note 1

In 1983 Weston Inc. found the Salisbury Water Supply Company (SWSC) well #1 to be contaminated with 1,1,1-trichloroethane while performing an assessment of the K.J. Quinn site. Well # 1 was closed due to this contamination. SWSC well # 1 is located 1200 feet southeast of the site. Subsequent testing of SWSC wells #1, 5, and 6 by the Massachusetts Department of Environmental Quality Engineering / Lawrence Experiment station in 1983 indicated that water from well #1 was contaminated with 1,1,1-trichloroethane (6.8 ug/l), trichloroethylene (1.9 ug/l) and an undetermined concentration of tetrahydrofuran. No organic compounds were detected in wells

#5 and 6, which are located 0.4 mile south west and 0.5 southwest of the site respectively, through the year 1988. (DEQE, 1989). The groundwater flow direction at the site is to the east (Weston, 1983) and the general groundwater flow direction is to the east as well (USGS, 1992).

Weston Inc. installed monitoring well # 17 offsite between the former waste disposal area and SWSC well # 1 in 1983 (Weston, 1984). K.J. Quinn's records show the concentration of contaminants declining from 1984 to 1987 at well # 17. Reports by Resource Analysts Inc. of the chemical analysis of samples taken from monitoring well # 17 for 1986 and 1987 show the concentration of contaminants in this monitoring well declining to below detection limits except for 1,1,1-trichlorethane (15 ug/l).

No record of further investigation of Salisbury Water Supply Company Wells #1, 5, and 6 was found in the files of the Massachusetts Department of Environmental Protection subsequent to the Department of Environmental Quality Engineering DEQE Preliminary Assessment of 1989. However, the water quality supervisor for the SWSC stated that well # 1 was closed due to high concentrations of iron and manganese (*Allen 1995*).

## TRIP REPORT/CHECKLIST

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### Site Observations/Concerns

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Comments: (vegetation, topography, containment of materials,  
buildings, etc.) - Show details on site sketch

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K.J. Quinn site is located at 135 Folly Mill Road in Seabrook, New Hampshire. The Seabrook Tax Assessor's Map 9 shows the site as lot 266 which is 6.74 acres in size.

The local land use is primarily residential with small businesses and industries interspersed among the houses. The 1993 Seabrook zoning map shows the area zoned for residential and light commercial. However, this parcel is used solely for industrial purposes. Interstate 95 lies approximately 500 feet west of the site. Cain's brook, which flows in an easterly direction, lies approximately 500 feet north of the site.

**Figure 2** shows the appropriate portion of the Exeter NH-MA quadrangle USGS 7.5-minute topographic map locating the site and showing a 1-mile radius. Wells # 1, 5, 6, and 7 of the Salisbury Water Supply Co. are shown on the map. The nearest residence is two hundred feet to the east of the site. A rest area for Route 95, Cain's Brook, riparian vegetation and the outfall for K.J. Quinn, and the neighboring firms Morton International and Protective Materials lay to the north across Folly Mill Road. The general surface water drainage route appears to be to the east based on the topographic map and the site visit.

The southeastern half of the site is covered by mixed deciduous/evergreen forest. The rest of the site has been developed by K. J. Quinn.

K.J. Quinn is an operating specialty chemical manufacturer. The firm produces urethane coatings and adhesives at the site. Other notable features of the site are:

- Pumping of groundwater from a recovery well and its treatment by air stripping was performed at the site from 1983 to 1991.
- NHDES allowed K.J. Quinn to cease treating the site groundwater in 1991 and groundwater monitoring in 1993. The remediation unit including the air stripping tower and the recovery well have been removed. The monitoring wells remain.
- The plant's tank farm and associated pumps are contained by a dike and vaults respectively. In addition, the area to the south of the manufacturing building is paved. A one foot high berm encircles the perimeter of the paved area.
- The manufacturing building has no floor drains. The facility's hazardous waste storage area is located inside this building
- K.J. Quinn holds National Pollutant Discharge Elimination System (NPDES) permit No. NH0001091 to discharge noncontact cooling water through an outfall into Cain's Brook. The NPDES compliance inspections for 1993 and 1994 noted no violations. The only surface water that discharges into Cain's Brook on the site is from the storm drains located next to the administration building. Based on the Stone & Webster team's observations during the site walkover it appears that the surface water on rest of the site flows overland to the east.

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### Removal Criteria Possibly Met by Site

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Depending on further information, criteria that may be met by the site include 40 CFR 300.415 [b] [2], parts:

- i. Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, pollutants or contaminants.
- ii. Actual or potential contamination of drinking water supplies or sensitive ecosystems.
- iii. Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.
- iv. High levels of hazardous substances or pollutants or contaminants in soils largely at or near the surface, that may migrate.
- v. Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released.
- vi. Threat of fire or explosion.
- vii. The availability of other appropriate federal or state response mechanisms to respond to the release.
- viii. Other situations or factors that may pose threats to public health or welfare or the environment.

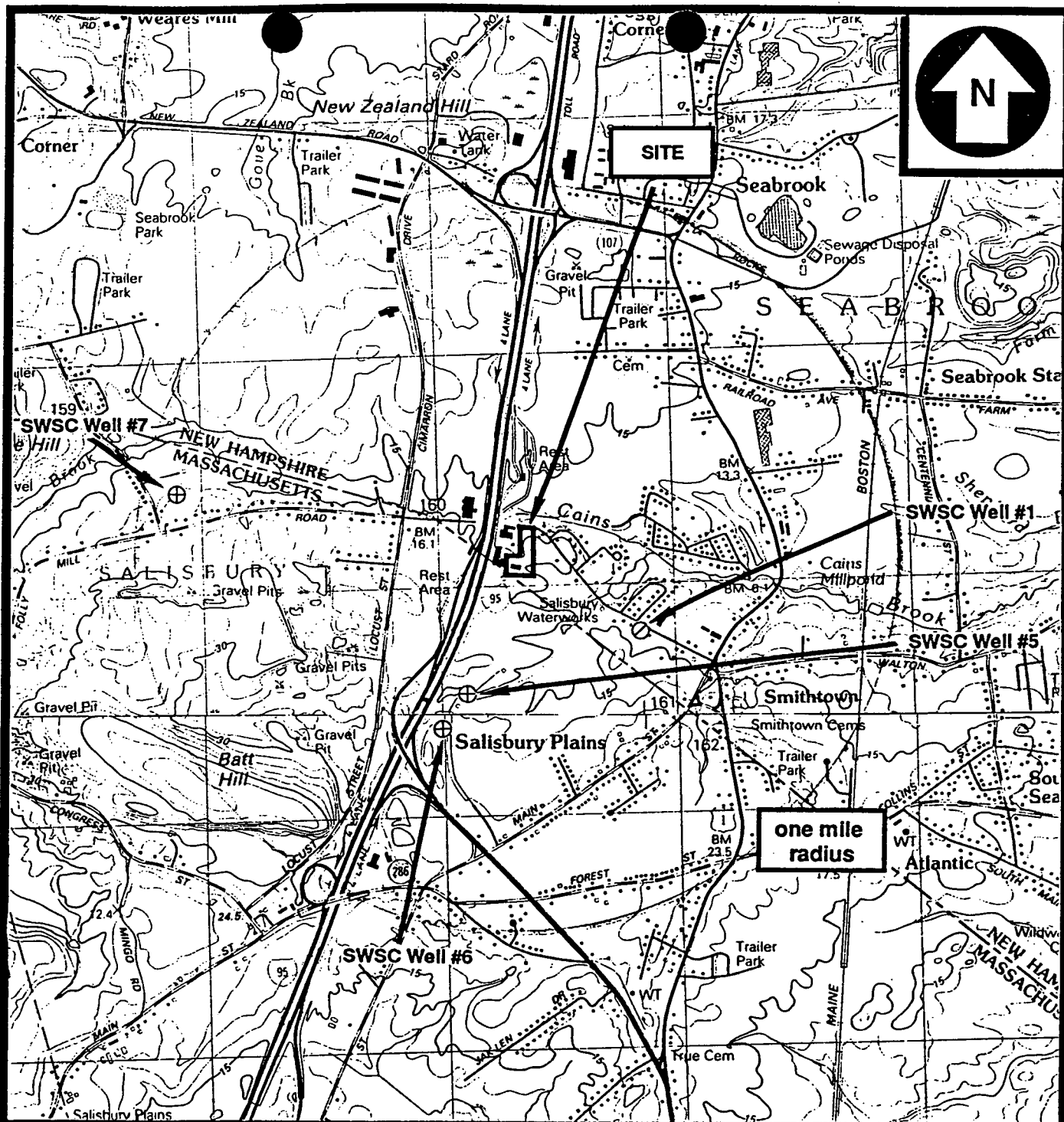
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**Report prepared by:** William Allen

**Affiliation:** Stone & Webster Environmental Technology & Services

**Date:** July 20, 1995

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BASE MAP IS A PORTION OF THE FOLLOWING 7.5' x 15' U.S.G.S. QUADRANGLE(S):  
EXETER, NH; NEWBURYPORT, MA, 1985

0 1000 2000 3000 feet



QUADRANGLE LOCATION

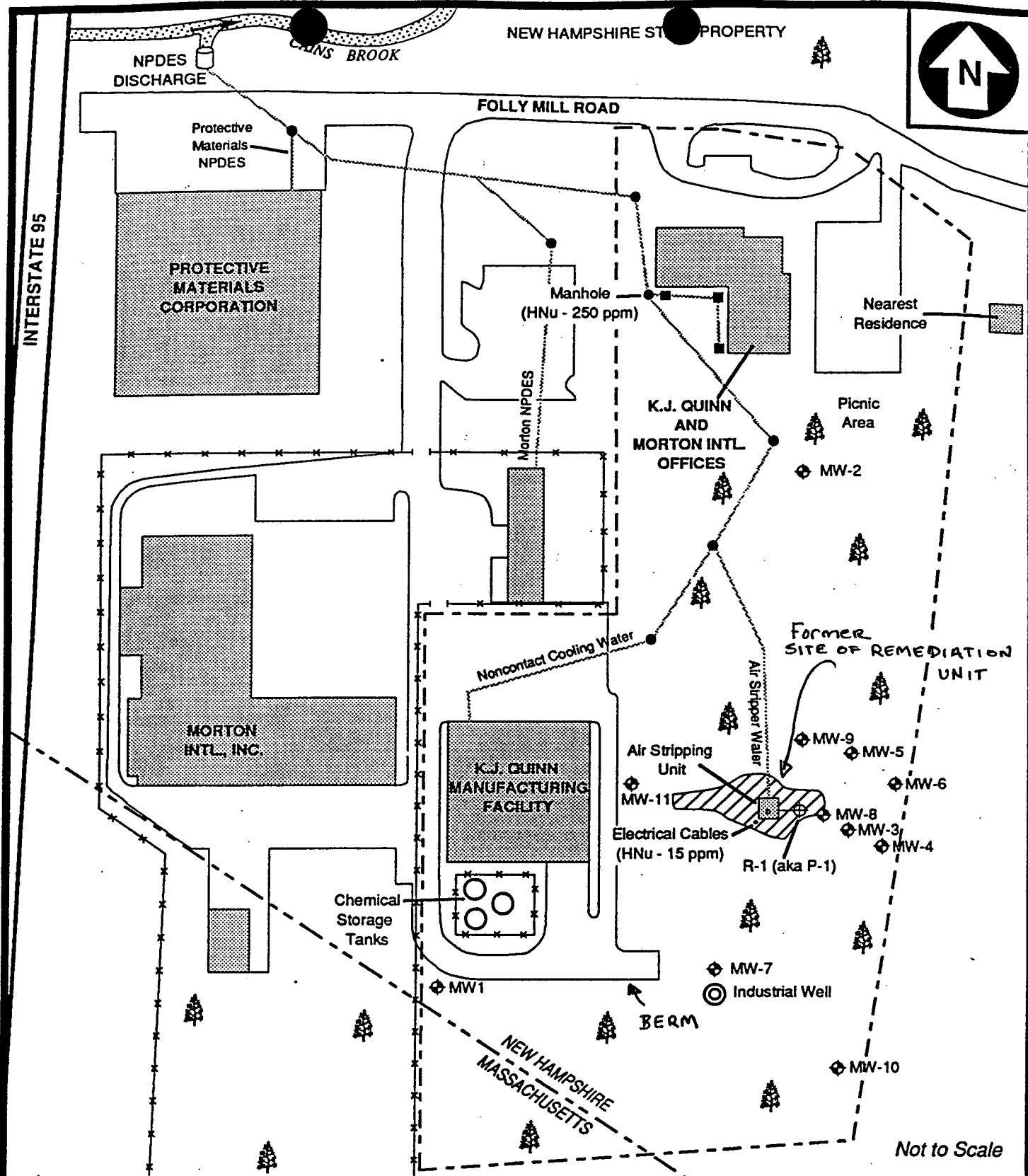
### LOCATION MAP

LOCATION OF THE K.J. QUINN & CO., INC. SITE  
SEABROOK, NEW HAMPSHIRE

### FIGURE 2

SOURCE: TRC Co., INC.





### SITE MAP

LOCATION OF THE K.J. QUINN & CO., INC. SITE  
SEABROOK, NEW HAMPSHIRE